

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Captioned in Compliance with D.N.J. LBR 9004-2(c)

LAW OFFICES OF SKLAR SMITH-SKLAR

1901 N. Olden Avenue, Suite 22

Ewing, NJ 08618

Phone: (609) 882-9800 Fax: (609) 538-1399

CANDYCE I. SMITH-SKLAR, ESQ.

Attorney for Debtor

In Re:

JORGE NIEVES,

Debtor



Order Filed on September 1, 2020
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No: 17-12247(MBK)

Hearing Date: 8/4/2020; 9:00am

Chief Judge: Michael B. Kaplan

Chapter 13

Recommended Local Form: X Followed Modified

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

The relief set forth on the following pages numbered two (2) through three (3) is hereby
ORDERED.

DATED: September 1, 2020

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".

Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the Debtor's motion for authorization to sell the real property commonly known as 202 and 204 Perry Street, Trenton, New Jersey 08618.

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property upon the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be utilized to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. X Pursuant to LBR 6004-1(b) the Notice of Private Sale included a request to pay the real estate broker and debtor's real estate attorney at closing, therefore these professionals may be paid at closing.
OR: Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions upon further order of this court.
4. The debtor's counsel be allowed a legal fee of \$750.00 for representation in connection with this motion:
 at closing X through the Plan outside the plan;
5. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.
6. The amount of **unknown** claimed as exempt may be paid to the Debtor.
7. The *balance of proceeds* or the *balance due on the debtor's Chapter 13 Plan* shall be paid to the Chapter 13 Standing Trustee in the Debtor's case.
8. A copy of the HUD settlement sheet shall be forwarded to the Chapter 13 Standing Trustee ten (10) days after closing.

9. ____ The debtor shall file a modified Chapter 13 Plan within 20 days of the date of this Order.
10. Other provisions: All non-exempt proceeds shall be disbursed to the Standing Chapter 13 Trustee.